



FRAMINGHAM BOARD OF ASSESSORS

150 Concord Street
Framingham, MA 01702

(p) 508-620-4858
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For internal
Use only

CHAPTER 61A REQUEST – RESIDENTIAL PROPERTIES

Please read the following carefully. This document is to be filed with all residential abatement applications.

This is an attempt to obtain additional information as authorized under the provisions of Section 61A of Chapter 59 of Massachusetts General Laws which provide as follows:

"A person applying for an abatement of a tax on real estate or personal property shall, upon request, exhibit to the assessors the property to which the application for abatement relates and if required by said assessors, shall exhibit and identify such property, and further, shall, upon request, furnish under oath such written information as may be reasonably required by the board of assessors to determine the actual fair cash valuation of the property to which the application for abatement relates including, but not limited to, income and rents received, and the expenses of maintaining such property. **Failure of the applicant to comply with the provisions of this section within thirty (30) days after such request shall bar him from any statutory appeal** under this chapter unless the applicant was unable to comply with such request for reasons beyond his control or unless he attempted to comply in good faith."

General Instructions – (Please note that tax dollars are not grounds for abatement.)

The application you have submitted is for **overvaluation** of Real Property within the Town of Framingham. The values developed for the Town of Framingham were certified and reviewed by the Massachusetts Department of Revenue. You will be responsible for presenting information to the contrary in writing with supporting documents. Additionally, you may be asked to grant a complete interior and exterior inspection of your property to Assessment Officials. Furthermore, if necessary, you may be asked to testify before the Board of Assessors in person. Refusal of any of the above requests may result in the denial of your application.

Please complete all sections of the following form as they apply to your grievance.

Section One – Property Information – (supply all information as requested and attach to application.)

PARCEL ID

PROPERTY ADDRESS

Assessed Owner (Last Name, First Name)

Bill Number

Contact Information

Name

Address

City State Zip

Contact Numbers

Daytime

Evening

Section Two – General Information

Purchase Information

Date Purchased ____/____/____ Purchase Price \$_____ Amount Mortgaged \$_____
Mortgage Term ____ Years Interest Rate _____% Fixed or Variable _____

Improvements & Renovations

If there has been any new construction or significant rehabilitation such as new kitchens, new baths, heating or electrical work **in the last five years**, please list below.

YEAR	DESCRIPTION OF CONSTRUCTION OR RENOVATION	Cost

Section Three - Grounds for Overvaluation. *(Check box or boxes that apply and fill in requested data)*

☐ The assessed value of the property exceeds the Full & Fair Cash Value of the Property. By checking this box you must fill out sections A & B.

- 1). Indicate the assessed value of your home. \$_____
- 2). Indicate your opinion of 100% full & fair Cash value of your property. \$_____

Section (A). - Comparable Assessed Properties. Fill out all columns with data found in the Assessors Office.

	YOUR PROPERTY	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5
PARCEL ID						
ADDRESS						
VALUATION						
LAND AREA						
TOTAL FIN AREA						
FIN BASEMENT						
STORY HEIGHT						
BDLG STYLE						
AIR COND						
FIREPLACES						
YEAR BUILT						
ROOMS/BEDRM						
FULL/HALF BATHS						

Section (B). - Comparable Sales of similar sales located in the immediate neighborhood from calendar year 2002.

	YOUR PROPERTY	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID						
ADDRESS						
SALE PRICE						
SALE DATE						
LAND AREA						
TOTAL FIN AREA						
FIN BASEMENT						
STORY HEIGHT						
BDLG STYLE						
AIR COND						
FIREPLACES						
YEAR BUILT						
ROOMS/BEDRM						
FULL/HALF BATHS						

- ☐ The property description currently on file in the Framingham Assessors' Office is not accurate.

Check this box if you feel the property description upon which your current assessment is based is inaccurate. This can include the overstating of living are and/or land area, etc. The removal of outbuildings, recent renovations and additions will alter your assessed value either positively or negatively. It is recommended that you obtain a property record card from the Assessors Office and review it carefully.

List below briefly the discrepancies in the Assessors Records. Attach a more detailed description your concerns. An interior inspection will be required to verify all documents.

List all items and addenda below you are attaching in support of your argument. Real Estate Appraisals, if submitted, must be from Calendar year 2002.

[illegible]

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Return this form, within 30 DAYS, and any additional information to the Framingham Board of Assessors.

OWNER CERTIFICATION:

I certify under the pains of perjury that the information supplied in this requisition is true and correct.

Signature of Applicant

Date _____

REPRESENTATIVE'S STATEMENT:

I certify under the pains of perjury that the information supplied in this requisition is true and correct and that I am the owner's authorized representatives.

Signature of Applicant

Date

I understand an inspection of the property may be requested as part of the Abatement Application Process.

Return all information to:

Town of Framingham
Board of Assessor
150 Concord Street
Framingham, MA 01702